

PUBLIC HEARING – Amending the General Plan land use map by changing the designation on property at 1750 South 50 East from Low Density Residential (LDR) to Medium Density Residential (MDR)

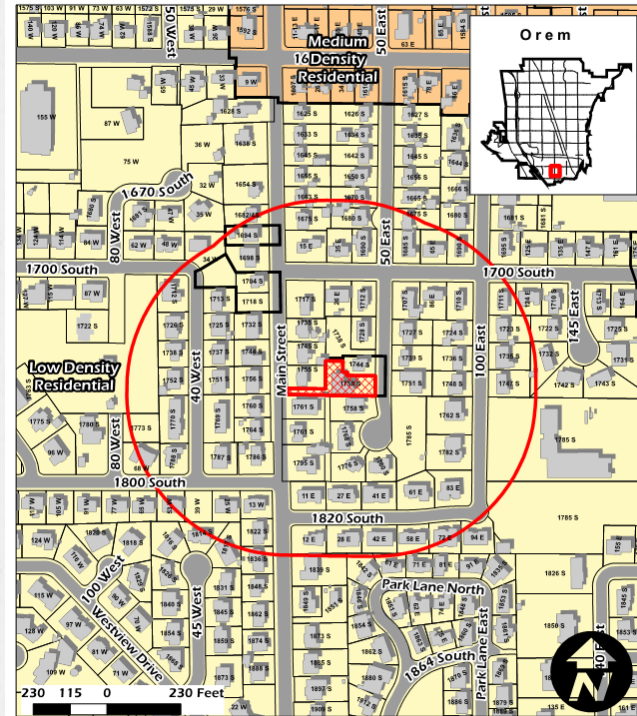




2014

Brown GPA Land Use Map Amendment

1750 SOUTH 50 EAST



♦ Brown GPA
LDR to MDR
R5 zone
0.33 acres

NIA CONTACT:
Cherry Hill
Dale Smith

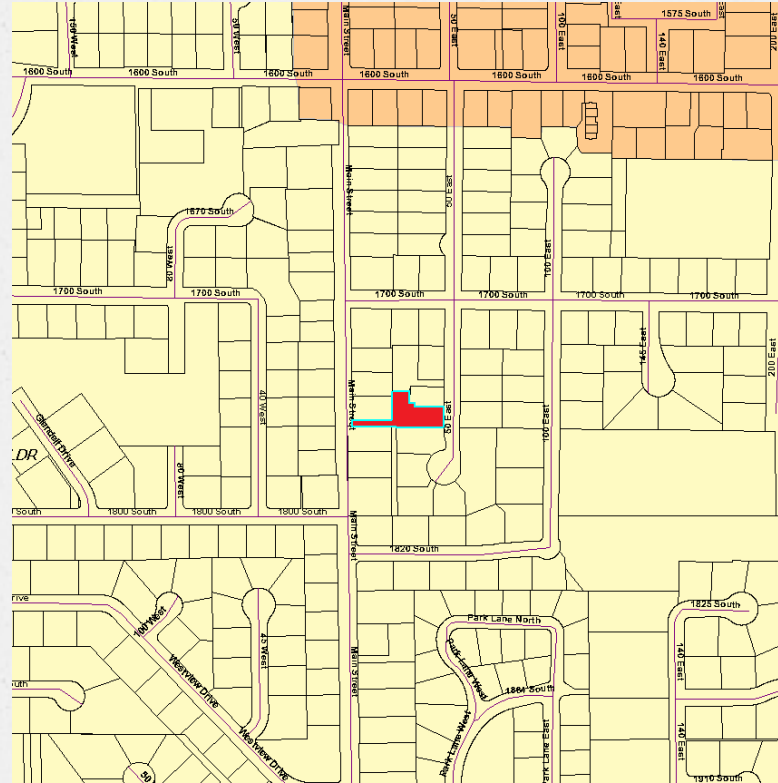
Legend
 2007 modification boundary
 Brown GPA
 Buildings
 Parcels

General Plan Map Amendment

- Low Density Residential (LDR) (R8, R12, R20, PRD)
- Medium Density Residential (MDR) (R6, R6.5, R7.5, PRD)

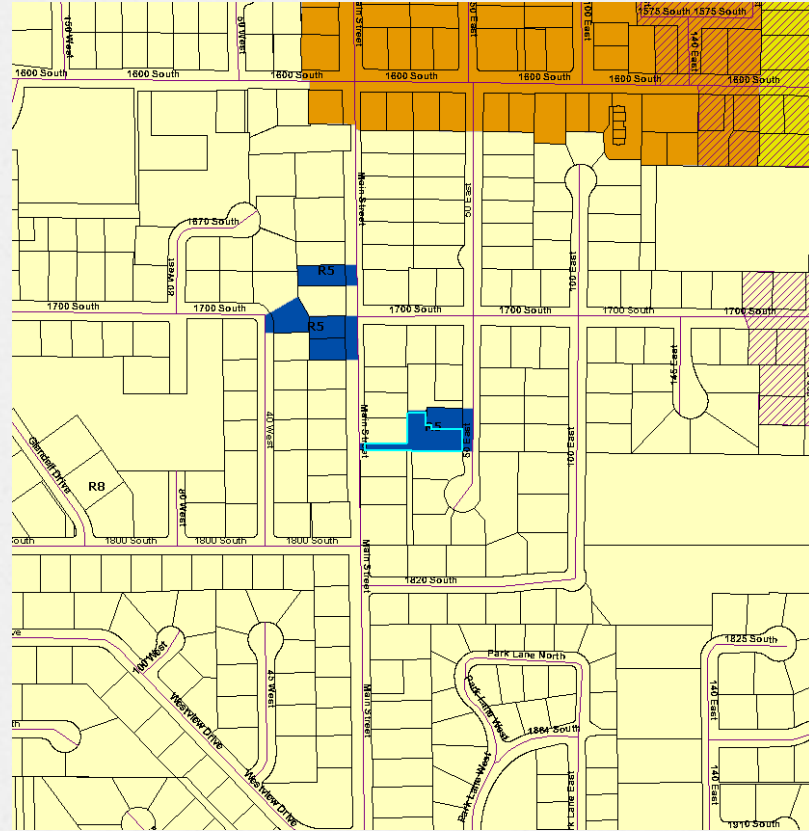
Surrounding General Plan Land Use

- Low Density Residential (yellow)
- Medium Density Residential (orange)

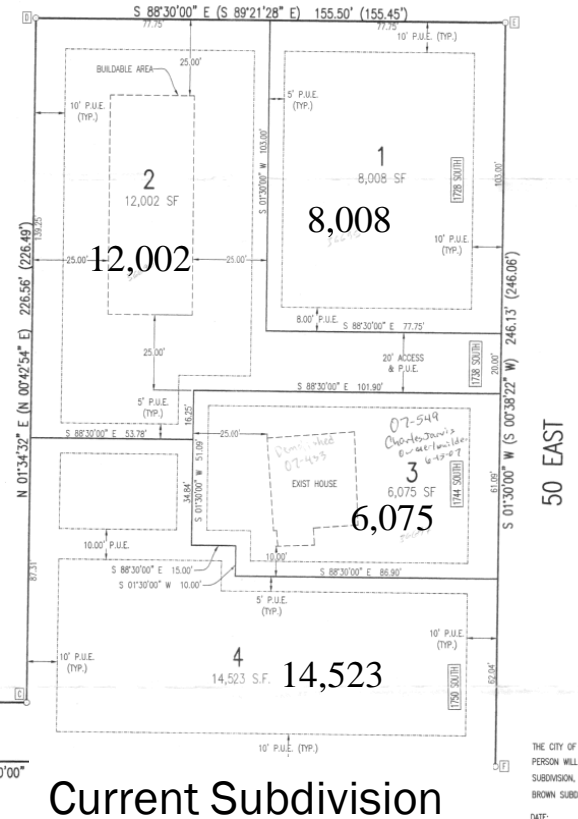
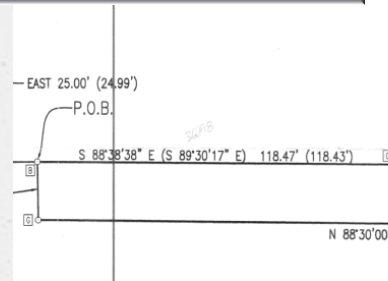


Existing Zoning Designations

- R5 (blue)
- R6.5 (orange)
- R7.5 (green)
- R8 (yellow)



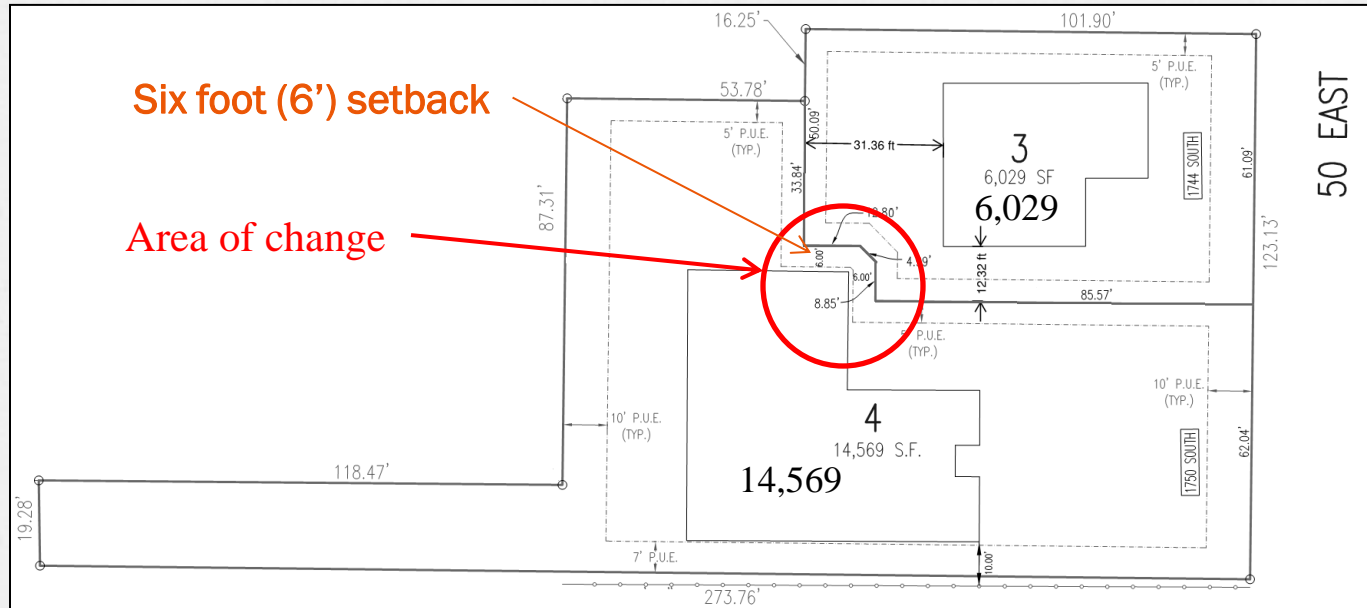
- Rezoned R5 on August 1, 2000. (Development Agreement required four lots)
- Brown Subdivision Plat A approved on October 4, 2000
- Lot 1 rezoned from R5 to R8 on June 26, 2001
- Lot 2 rezoned from R5 to R8 on June 11, 2002



- Applicant rezoned to R5 to keep a home with “historical value” and three additional vacant lots
- Historical house was demolished in 2007 due to unrepairable decay of the adobe
- Brown’s house permit approved with side setbacks of 5 feet and 10 feet which complies with the R5 zone requirements
- Only zone in which house will comply with setbacks is the R5 zone unless the land use map is amended to MDR and a rezone to R6 is approved
- New subdivision plat will be required to amend side property lines in order to meet the R6 standards



- Lot 4 meets setbacks of R6 zone with front/rear at 25'/25' and sides at 10'/6' (16')
- Lot 3 meets R5 zone setbacks of 22.5' front/back and sides of 10'/5' (15')
- Plat (approved at a later date) showing each lot line adjustment with north and south lots



Advantages

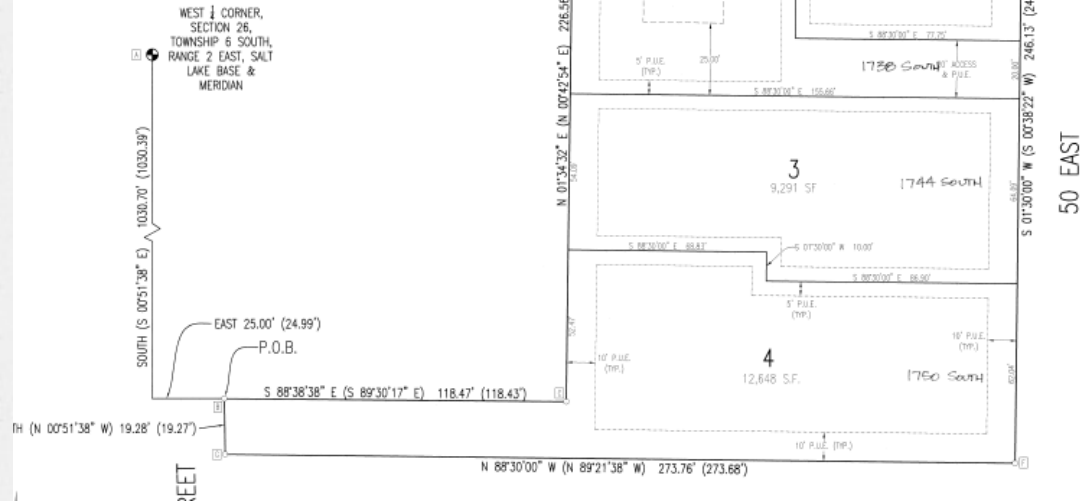
- Permits applicant to apply for a rezone to the R6 zone; and
- Applicant can construct an accessory apartment

Disadvantages

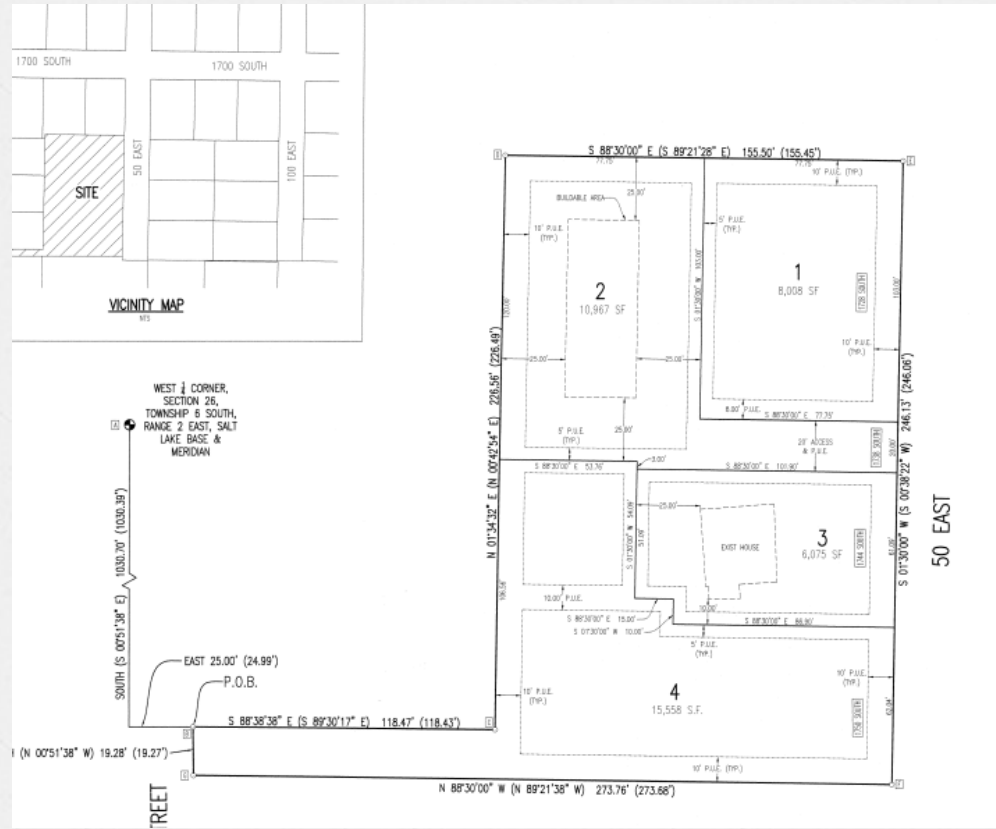
- Applicant requested a rezone of his property (and others adjacent) to the R5 zone to take advantage of the smaller setbacks and lot size; and
- Nearest medium density residential designation is 825 feet to the north

RECOMMENDATION: The Planning Commission recommends the City Council amend the General Plan land use map on property at 1750 South 50 East in the R5 zone from Low Density Residential to Medium Density Residential. Staff supports the recommendation of the Planning Commission.

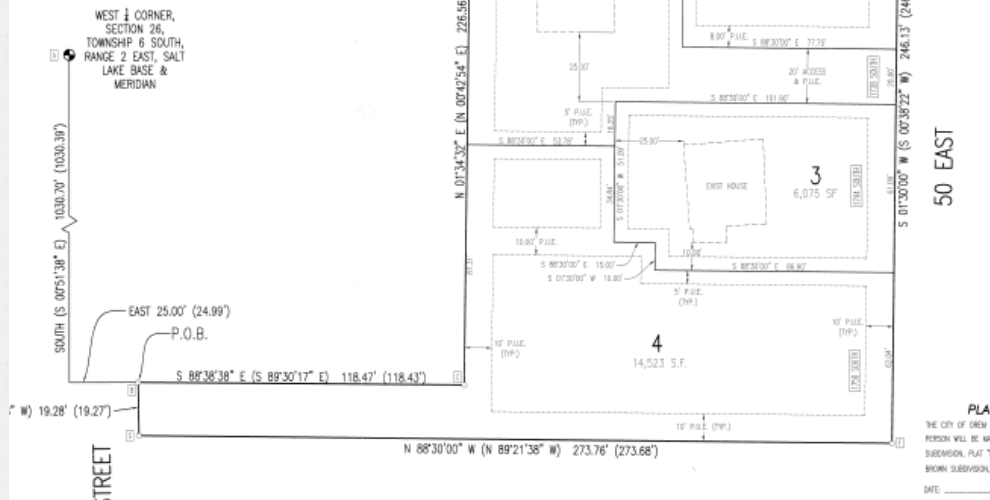




Brown Subdivision Plat B
- August 2001



VICINITY MAP
ITS





Year: 2000